

**WAINSHAL MILL REHABILITATION PROJECT**

**CLAREMONT, NEW HAMPSHIRE**

**CDBG PROJECT NO. 07-410-CDED**

**ENVIRONMENTAL REVIEW RECORD**

**Prepared By:**

**William C. Cannon, Grant Administrator**

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**wcannon16@comcast.net**

Claremont, New Hampshire

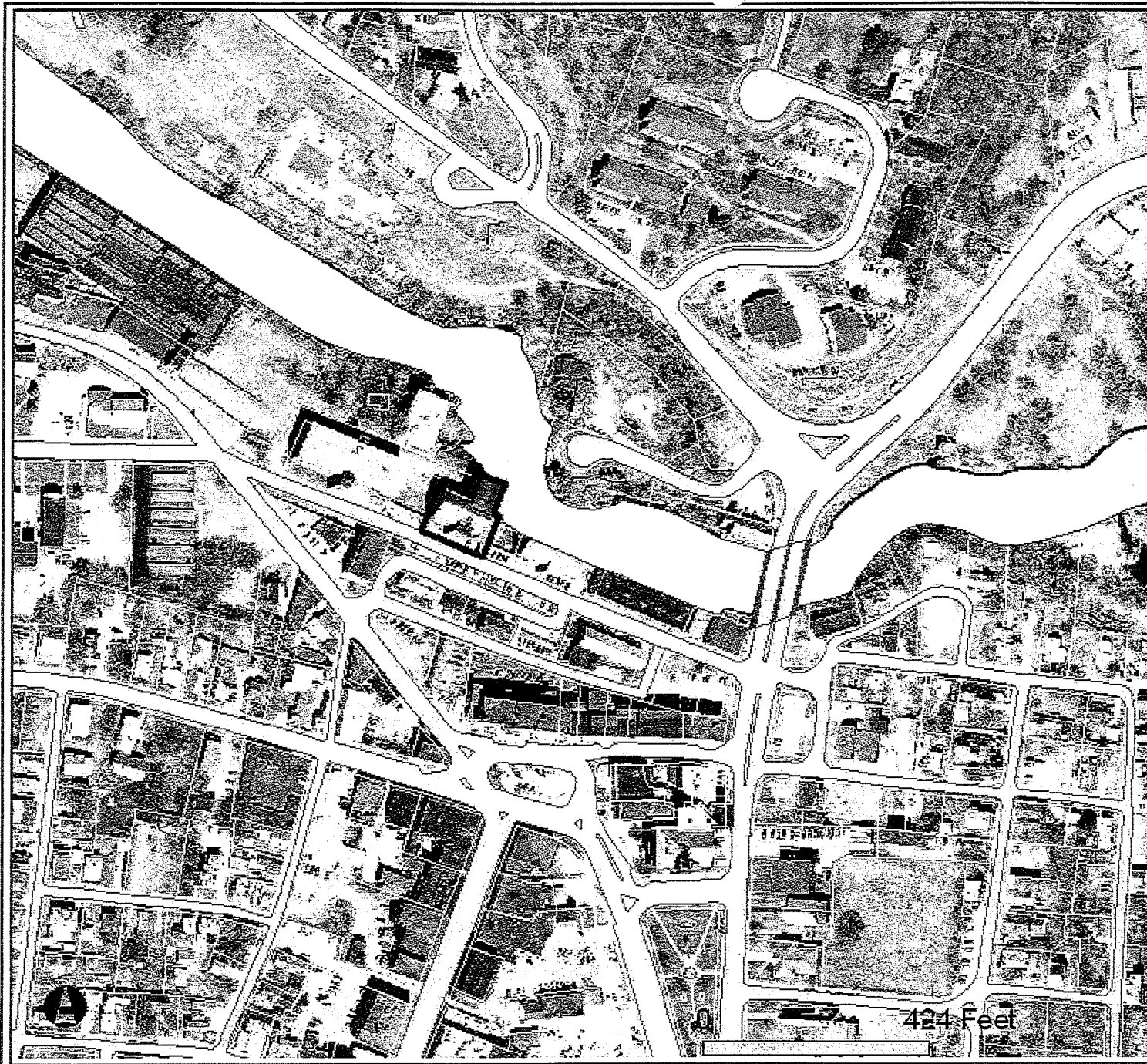
The proposed project includes the historic rehabilitation of the Wainshal Mill, also known as Monadnock Mills No. 2 and 6. The property, as well as several surrounding properties, is on the National Register of Historic Places. The design of the rehabilitation is consistent with the Secretary of Interior's Standard for Rehabilitation and has been approved by the U.S. Department of Interior.

- Structural repairs, including new roof;
- Installation of new mechanical systems and HVAC;
- Installation of new windows;
- Repairs to historic features, including brick façade; and
- Interior fit-up.

Total cost of the project is \$16,648,425, which includes:

- As part of an agreement with the developers the City of Claremont has made significant off-site public improvements, including street reconstruction, curbing and sidewalks on Water Street, street lighting, and a pedestrian bridge. The City will also construct a 256 car parking garage and a 86 car parking lot in support of this development. In addition, an adjacent mill (Woven Label Mill) is being renovated as a hotel and restaurant.

The project developer is Wainshal Partners, LLC, a consortium of tenants and developers. Sullivan County will sub-grant \$480,000 of the CDBG award to Capital Regional Development Council (CRDC), a non-profit economic development organization. CRDC will use these funds, as well as \$170,000 in its own funds, to fund a \$650,000 loan in support of the project. The balance of financing will be provided by a combination of bank debt and equity.

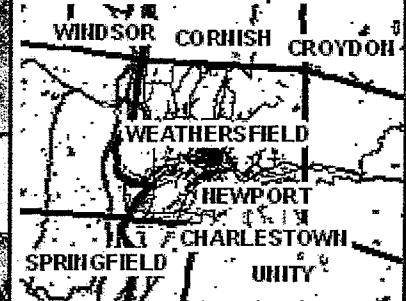


# City of Claremont New Hampshire

Geographic Information System

21 Water Street

## Locus Map



### Disclaimer

The City of Claremont makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The City of Claremont shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

# GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLAREMONT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. LOCATION AND SIZE OF EXISTING PIPES AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE.
3. EXPLORATORY EXCAVATION SHALL BE REQUIRED TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES AND APPURTENANCES.
4. TOPOGRAPHY WAS COMPILED BY PATHWAYS CONSULTING, LLC. BASE DATUM IS NGVD 1929 FROM THE STANDARD USGCS DISK STAMPED "560 RESET 1985" LOCATED AT CLAREMONT CITY HALL.
5. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRIC, CABLE, TELEVISION AND TELEPHONE UTILITIES PRIOR TO COMMENCEMENT OF WORK. DISC DATE SHALL BE NOTIFIED AT LEAST 5 WORKING DAYS PRIOR TO ANY WORK.
6. CITY OF CLAREMONT PUBLIC WORKS PERSONNEL SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. UTILITY CONSTRUCTION MAY ONLY BEGIN AFTER AUTHORIZATION FROM PUBLIC WORKS PERSONNEL.
7. THE CITY OF CLAREMONT (PUBLIC WORKS/ENGINEERS) SHALL BE NOTIFIED PRIOR TO ANY WORK REQUIRING TRAFFIC IMPEDANCE, ROADWAY OR DRAINAGE STRUCTURE DISTURBANCE. CONSTRUCTION MAY ONLY BEGIN AFTER AUTHORIZATION FROM CITY PERSONNEL.
8. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF THERE ARE ANY DISCREPANCIES IN PLANS OR EXISTING DATA. CONSTRUCTION SHALL NOT PROCEED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
9. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED AS OFTEN AS REQUIRED BY WEATHER CONDITIONS.
10. DITCHES AND OTHER RUNOFF COLLECTION AREAS SHALL BE MAINTAINED BOTH DURING AND AFTER CONSTRUCTION TO ENSURE THE PROPER REMOVAL OF SEDIMENT.
11. ALL SLOPES GREATER THAN 3:1 (3 HORIZONTAL TO 1 VERTICAL) SHALL BE STABILIZED USING MASON NETTING. ADDITIONAL STABILIZATION MEASURES NECESSARY SHALL BE IMPLEMENTED AS REQUIRED.
12. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' - 6" COVER OVER TOP OF WATER MAIN TO PROPOSED GRADE.
13. ALL WATER MAIN MECHANICAL JOINTS SHALL BE INSTALLED USING RETAINER CLAMPS. ALL WATER MAIN FITTINGS SHALL BE RESTRAINED BY CONCRETE THRUST BLOCKS.
14. VERTICAL BODDS SHALL BE RESTRAINED USING RETAINER GLANDS, ROOS AND THRUST BLOCKS AS DIRECTED BY THE ENGINEER.
15. PRESSURE TESTING AND CHLORINATION TAPS SHALL BE LOCATED AS DIRECTED BY THE ENGINEER.
16. ALL WATER VALVES SHALL OPEN LEFT.
17. HORIZONTAL SEPARATION OF WATER AND SEWER SHALL BE AT LEAST 10' OR AS SHOWN ON THE SEWER DETAIL SHEET. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER AND THE WATER MAIN SHALL HAVE AT LEAST 18" VERTICAL SEPARATION AND THE SEWER PIPE SHALL BE CL. 52 DUCTILE IRON FOR A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
18. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 5' FROM WATER MAIN TO CATCH BASINS.
19. CATCH BASINS SHALL HAVE 2' SUMPS IN ACCORDANCE WITH CITY OF CLAREMONT STANDARDS, EXCEPT AS NOTED OTHERWISE.
20. GRADING SHALL BE DIRECTED TOWARD CATCH BASINS UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER IN WRITING.
21. ALL DRAINAGE FACILITIES SHALL BE INSTALLED IN EXISTING GROUND UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER IN WRITING.
22. A POSITIVE SLOPE SHALL BE MAINTAINED FOR ALL DRAINAGE FACILITIES UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER IN WRITING.
23. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION ON THIS SITE UNLESS RETAINED FOR CONSTRUCTION INSPECTION SERVICES.
24. NEW WORK IDENTIFIED BY

## NOTES:

1. THE PROPERTY LINES SHOWN WERE OVERLAIN ON THE SITE AND WERE INTERPOLATED FROM THE FOLLOWING PLANS:  
A. "PLAN SHOWING LOT LINE ADJUSTMENT ON LAND OWNED BY CITY OF CLAREMONT FORMERLY CLAREMONT WOVEN LABEL AND MONADNOCK MILLS CO., INC. - MILL ROAD - CLAREMONT, NEW HAMPSHIRE." DATED DECEMBER 22, 1999. PROJECT NO. 1211399 PREPARED BY WAYNE MCCUTCHEN ASSOCIATES, INC. AND RECORDED IN THE SULLIVAN COUNTY REGISTRY OF DEEDS PLATFILE 4, PCKET 7, FOLDER 1, NUMBER 27.
2. "BOUNDARY SURVEY AND STREET PLAN OF THE WATER AND CRESCENT STREET AREAS SURVEYED FOR THE COMMUNITY DEVELOPMENT OFFICE CLAREMONT, NH." DATED JUNE 1, 1981. PROJECT NO. 81-11. PREPARED BY DAVID H. O'HARA & ASSOCIATES AND RECORDED AT THE SULLIVAN COUNTY REGISTRY OF DEEDS PLATFILE 2, PCKET 9, FOLDER 2, NUMBER 31.
3. THE 100 YEAR FLOOD ELEVATIONS WERE INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP CITY OF CLAREMONT, NEW HAMPSHIRE SULLIVAN COUNTY PANEL 3 OF 5 COMMUNITY-PANEL NUMBER 330154 003 0 MAP REVISED FEBRUARY 15, 1984.

## SITE INFORMATION PETERSON BUILDING

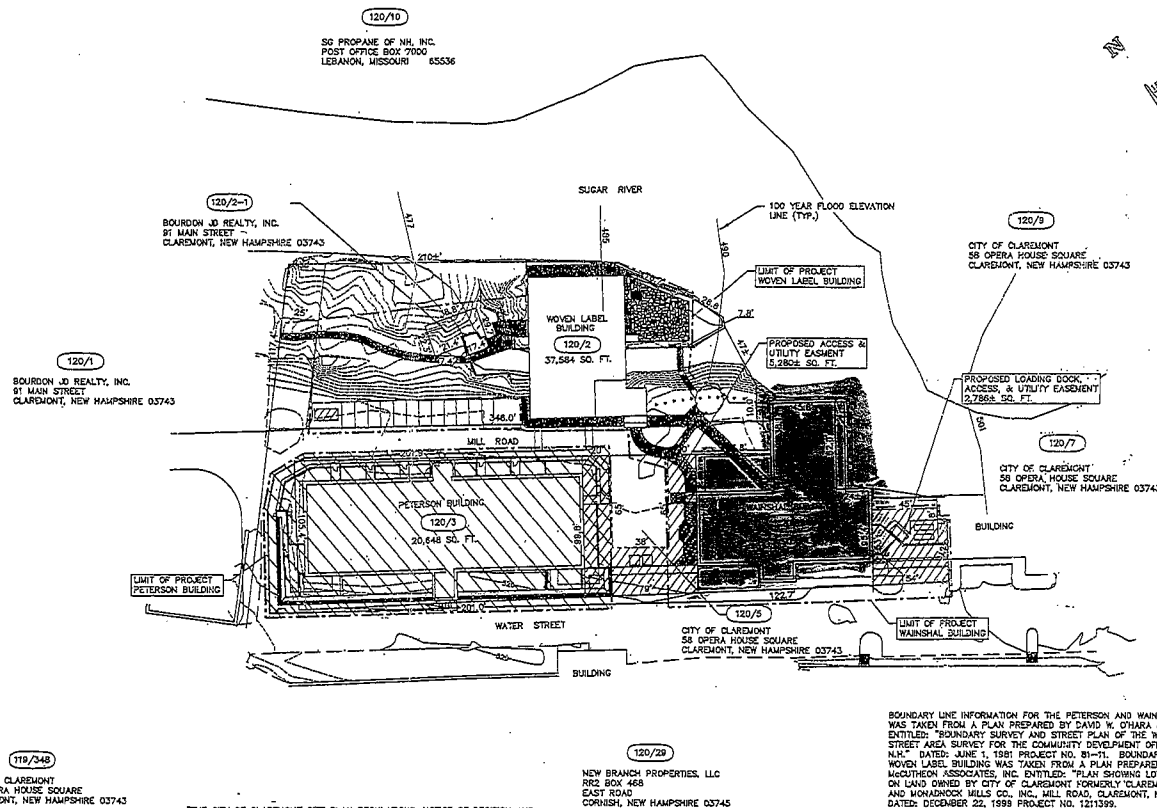
TAX MAP & LOT NUMBER: MAP 120 LOT 3  
ZONING DISTRICT: MULTIPLE USE MILL (MUM)  
AREA OF LOT: 20,648 SQ. FT.  
PROPOSED USE: MULTIFAMILY RESIDENTIAL (47 CONDOMINIUM UNITS)  
GROSS AREA OF BUILDING: 68,740 SQ. FT.  
PARKING: PROVIDED 94 SPACES PROVIDED OFF-SITE PER DEVELOPMENT AGREEMENT WITH CITY OF CLAREMONT  
LOADING SPACES: NA  
BUILDING SETBACKS: EXISTING  
FRONT: 1.9'  
SIDE: 0'  
REAR: NA  
LOT COVERAGE: EXISTING 64%

## SITE INFORMATION WAINSHAL BUILDING

TAX MAP & LOT NUMBER: MAP 120 LOT 6  
ZONING DISTRICT: MULTIPLE USE MILL (MUM)  
AREA OF LOT: 13,416 SQ. FT.  
PROPOSED USE: HOTEL & OFFICE  
GROSS AREA OF BUILDING: 60,000 SQ. FT.  
PARKING: REQUIRED 106 PROPOSED 120 SPACES PROVIDED OFF-SITE PER DEVELOPMENT AGREEMENT WITH CITY OF CLAREMONT  
LOADING SPACES: AS SHOWN  
BUILDING SETBACKS: EXISTING  
FRONT: 4.7'  
SIDE: 0'  
REAR: 0'  
LOT COVERAGE: EXISTING 72%

## SITE INFORMATION WOVEN LABEL

TAX MAP & LOT NUMBER: MAP 120 LOT 2  
ZONING DISTRICT: MULTIPLE USE MILL (MUM)  
AREA OF LOT: 37,854 SQ. FT.  
PROPOSED USE: RESTAURANT, INN, & MEETING ROOMS  
GROSS AREA OF BUILDING: 14,930 SQ. FT.  
PARKING: REQUIRED 27 PROPOSED 52 SPACES PROVIDED OFF-SITE PER DEVELOPMENT AGREEMENT WITH CITY OF CLAREMONT  
LOADING SPACES: AS SHOWN  
BUILDING SETBACKS: EXISTING  
FRONT: 12'  
SIDE: 12'  
REAR: 12'  
LOT COVERAGE: EXISTING 10%



"THE CITY OF CLAREMONT SITE PLAN REGULATIONS, NOTICE OF DECISION AND COMPLIANCE HEARINGS ARE A PART OF THE SITE PLAN AND APPROVAL OF THIS SITE PLAN REQUIRES THE COMPLETION OF THE REQUIREMENTS OF THE NOTICE OF DECISION, COMPLIANCE HEARINGS, AND SAID SITE PLAN REGULATION, EXCEPTING ONLY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD."

BOUNDARY LINE INFORMATION FOR THE PETERSON AND WAINSHAL BUILDINGS WAS TAKEN FROM A PLAN PREPARED BY DAVID H. O'HARA & ASSOCIATES ENTITLED: "BOUNDARY SURVEY AND STREET PLAN OF THE WATER AND CRESCENT STREET AREAS SURVEYED FOR THE COMMUNITY DEVELOPMENT OFFICE OF CLAREMONT, NH." DATED JUNE 1, 1981. PROJECT NO. 81-11. BOUNDARY LINES FOR THE WOVEN LABEL BUILDING WAS TAKEN FROM A PLAN PREPARED BY WAYNE MCCUTCHEN ASSOCIATES, INC. ENTITLED: "PLAN SHOWING LOT LINE ADJUSTMENT ON LAND OWNED BY CITY OF CLAREMONT FORMERLY CLAREMONT WOVEN LABEL AND MONADNOCK MILLS CO., INC., MILL ROAD, CLAREMONT, NEW HAMPSHIRE." DATED DECEMBER 22, 1999. PROJECT NO. 1211399.

I HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT THE BOUNDARY LINES SHOWN ARE CORRECT. BOUNDARY LINES WERE TAKEN FROM THE EXISTING PLANS AS-NOTED AND DO NOT MEET THE CURRENT NEW HAMPSHIRE STANDARDS FOR BOUNDARY SURVEYS. THIS PLAN SHOULD NOT BE USED FOR LEGAL CONVEYANCES.

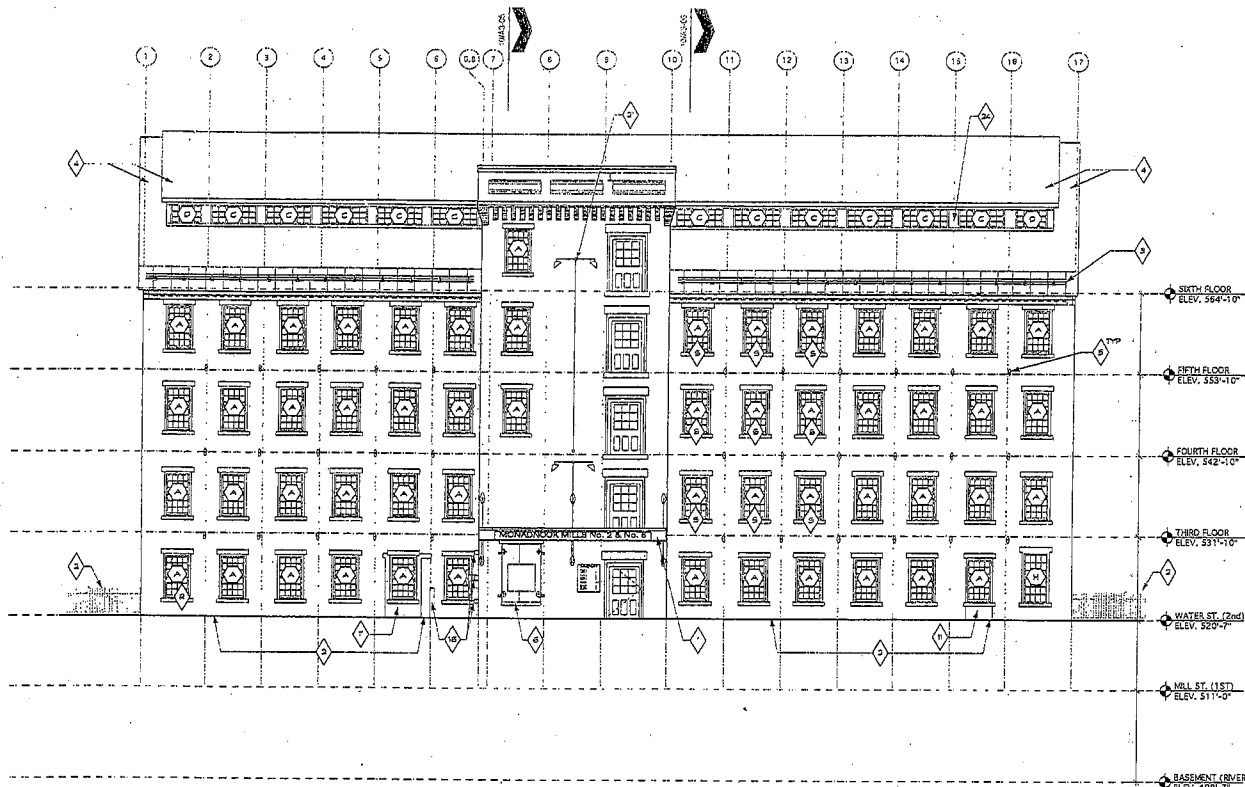
## OVERALL SITE PLAN FOR THE MILL BUILDINGS RENOVATION CLAREMONT, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC  
3 SCHOOLHOUSE LANE, P.O. BOX 600  
ETNA, NEW HAMPSHIRE 03750  
(603) 643-3511

SCALE: 1" = 40'  
DESIGNED BY: PAB  
DRAWN BY: JSB  
CHECKED BY: PAB  
DATE: 09/05  
PROJ. NO. 11109

C2  
SHEET C2

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY



10 SOUTH ELEVATION  
1/8" = 1'-0"

- IMPROVEMENT PLANS
- 1 NEW METAL ROOF AND ROOF SLABS, SEE A3-01
  - 2 NEW FIBERGLASS ASPHALT SHINGLE ROOF, SEE A3-02
  - 3 PRIME AND PAINT ALL MASONRY ANGLES
  - 4 PRIME AND PAINT HOIST BEAMS, LINTELS, AND HINGE METALS
  - 5 LOCATION OF CONDENSER UNIT AND POOL HEATING UNIT, COOKED WITH PER
  - 6 COVERED WALKWAY TO WOVEN LABEL BUILDING, N.E. SEE THE ARCHITECTURAL STUDIO DRAWINGS
  - 7 PRIME AND PAINT EXISTING STEEL COLUMNS, BRACETS, AND LINTELS AT BASEMENT LEVEL ALSO
  - 8 SALVAGED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING ADJACENT WINDOW SIZE, PROFILE, AND FINISH
  - 9 FILL WITH MATCHING SALVAGED BRICK MATCH COURSE AND WINDOW SIZE, PROFILE, AND FINISH OF ADJACENT WINDOWS, REF. SPEC. FOR MASONRY RESTORATION WORK
  - 10 ROOF TOP INTAKE AND RELIEF UNITS, REF. PER AND A3-03 FOR LOCATIONS
  - 11 DOOR SHOWN DASHED BEHIND ST. WALL, SEE DOOR SCHEDULE
  - 12 NEW WOOD SIDING TO MATCH EXISTING SPECIES, GRADE, PROFILE, AND EXPOSURE, PRIME AND PAINT
  - 13 SALVAGED OR NEW SLATE SIDING TO MATCH EXISTING, SEE COLOR, BRACKS, AND EXPOSURE, SEE 10A3.1.1
  - 14 FIRE EQUIPMENT, REF. FIRE PROTECTION DRAWINGS, COORDINATE LOCATION AND FINISHES WITH ARCHITECT
  - 15 SALVAGED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING WINDOW SIZE, PROFILE, AND FINISH
  - 16 NEW FIREPLACE EXHAUST VENT, COORDINATE W/ MECHANICAL & TENANT ARCHITECT
  - 17 NEW EXHAUST OR INTAKE LOUVER, COORDINATE W/ MECHANICAL
  - 18 SEE LANDSCAPE PLAN L-04 FOR NEW SITE FENCE
  - 19 SYNTHETIC FABRIC BANNER HUNG 12'-0" METAL ROOF, ATTACHED TO EXISTING BRICK WALL SURFACE
  - 20 ROOF MATCH, SEE ROOF PLAN A3-03
  - 21 BRIDGE, OWNED BY CITY, N.E.
  - 22 TRIM TO MATCH EXISTING TYPICAL, SEE WINDOW DETAILS
  - 23 PRESERVED WINDOW ASSEMBLY, REF. A3-20 FOR WINDOW SCHEDULE
  - 24 WINDOW LINT TO HAVE TRANSLUCENT FROSTED GLASS

DATE OF CLEANING  
C3 SEE A3-20 FOR WINDOW TYPES SCHEDULE AND DETAILS  
C4 SEE A3-20 FOR WINDOW TYPES SCHEDULE AND DETAILS

ALL DIMENSIONS TO BE VERIFIED AT THE SITE BY THE CONTRACTOR. ANY AND ALL ERRORS OR DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK IN QUESTION.

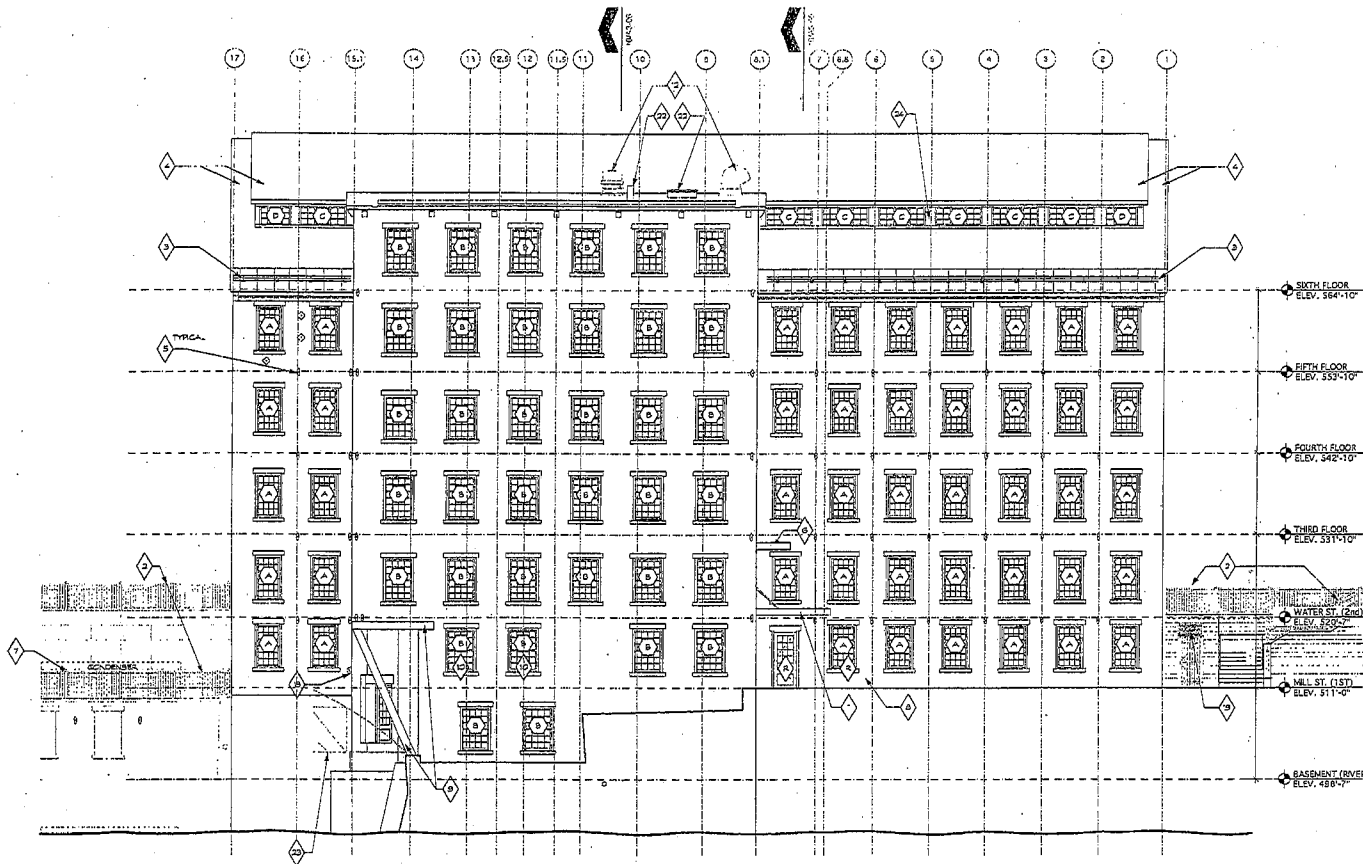
No.	DATE	REVISION NOTES
4	05/17/21	HISTORIC PRESERVATION REVIEW
3	04/03/21	HISTORIC DISTRICT COMMISSION REVIEW
2	3/26/21	HISTORIC PRESERVATION REVIEW
1	03/02/21	ISSUED FOR PERMITTING/ISSUING

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F 603.643.9938  
WWW.UKARCH.CO.NH

Project No.: 05121  
Project: MONADNOCK MILLS  
No. 2 & No. 6  
CLAREMONT  
NEW HAMPSHIRE  
EXTERIOR ELEVATIONS

Scale: AS NOTED  
Drawn By: UKA  
Checked By: UKA  
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A3-01

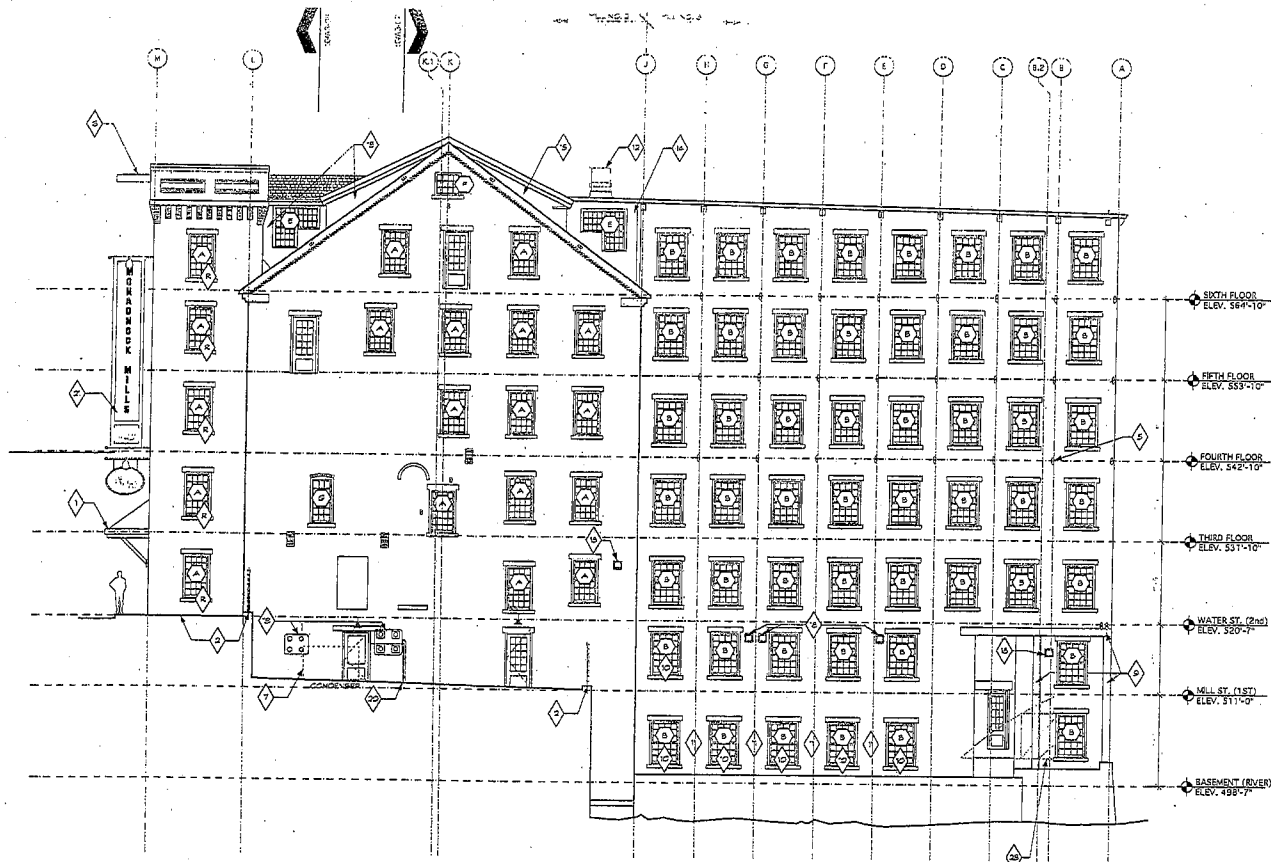


10 NORTH ELEVATION  
1/8" = 1'-0"

- COORDINATE WITH CITY OF CLAREMONT, REF. WHITE STREET IMPROVEMENT PLANS
- NEW METAL ROOF AND ROOF GUTTERS, SEE A2-02
- NEW TREES, SEE ASPHALT SINGLE ROOF, SEE A2-02
- PRIME AND PAINT ALL MASONRY ANCHORS
- PRIME AND PAINT ROIST BEAMS, UNITS, AND FISC. METALS
- LOCATION OF CONDENSER UNIT AND ROOF HEATING UNIT, COORD. WITH PER.
- COVERED WALKWAY TO WOMEN LABEL BUILDING NUC, REF. THE ARCHITECTURAL STUDIOS DRAWINGS
- PRIME AND PAINT EXISTING STEEL COLUMNS, BRACKETS, AND UNITS AT BASEMENT LEVEL ABOVE
- REINFORCED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING ADJACENT WINDOW SIZE, PROFILE, AND FINISH
- INILL WITH MATCHING SALVAGED BRICK, MATCH COURSE AND WINDOW SIZE, PROFILE, AND FINISH OF ADJACENT WINDOWS, REF. SPEC. FOR MASONRY RESTORATION WORK
- ROOF TOP INTAKE AND RELIEF UNITS, REF. PER AND A2-02 FOR LOCATIONS
- DOOR S-HOWN DASHED BEHIND SITE WALL, SEE DOOR SCHEDULE
- NEW WOOD SIDING TO MATCH EXISTING SPECIES, GRADE, PROFILE, AND EXPOSURE, PRIME AND PAINT
- SALVAGED OR NEW SLATE SIDING TO MATCH EXISTING, SIZE, COLOR, GRADING, AND EXPOSURE, SEE 10A3-11
- FIRE EQUIPMENT, REF. FIRE PROTECTION DRAWINGS, COORDINATE LOCATION AND FINISHES WITH ARCHITECT
- REINFORCED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING WINDOW SIZE, PROFILE, AND FINISH
- NEW PREPLACE EXHAUST VENT, COORDINATE WITH MECHANICAL & TITANT ARCHITECT
- NEW EXHAUST OR INTAKE LOUVER, COORDINATE WITH MECHANICAL
- SEE LANDSCAPE PLAN 1004 FOR NEW SITE FENCE
- SYNTHETIC FABRIC BANNER HUNG FROM METAL ROOF, ATTACHED TO EXISTING BRICK WALL SURFACE
- ROOF MATCH, SEE ROOF PLAN A3-05
- BRIDGE, OWNED BY CITY, NUC
- TRY TO MATCH EXISTING TYPICAL, SEE WINDOW DETAILS
- REINFORCED WINDOW ASSEMBLY, REF. A4-02 FOR WINDOW SCHEDULE
- WINDOW UNIT TO HAVE TRANSLUCENT Frosted GLASS

<p>ALL DIMENSIONS TO BE VERIFIED AT THE SITE BY THE CONTRACTOR. ANY AND ALL ERRORS OR DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK IN QUESTION.</p>	
<p>4. 05/10/07 HISTORIC PRESERVATION REVIEW</p> <p>3. 04/03/07 HISTORIC DISTRICT COMMISSION REVIEW</p> <p>2. 3/28/07 HISTORIC PRESERVATION REVIEW</p> <p>09/09/07 ISSUED FOR PERMITTING</p>	<p>NO. DATE REVISION NOTES</p>
<p>UK ARCHITECTS, PC</p> <p>23 E. MAIN STREET SU. 100 HANOVER NH 03753 PH 603 643 8868 F 603 643 9985 WWW.UKARCH.COM</p>	
<p>Project No.: 05121</p> <p>Project: MONADNOCK MILLS No. 2 &amp; No. 6 CLAREMONT NEW HAMPSHIRE EXTERIOR ELEVATIONS</p>	
<p>Scale: AS NOTED</p> <p>Drawn By: UKA</p> <p>Checked By: UKA</p> <p>© Copyright - UK Architects, P.C., 2007</p>	

A3-02



10 EAST ELEVATION  
1/8" = 1'-0"

- 2 NEW METAL ROOF AND ROOF DRAINAGE SEE ADVICE
- 4 NEW REBERSLAGE ASPHALT SHINGLE ROOF SEE ADVICE
- 5 PRIME AND PAINT ALL MASONRY AND GUTTERS
- 9 PRIME AND PAINT MOIST BEAMS, UNITS, AND MISC. METALS
- 10 LOCATION OF CONDENSER UNIT AND POOL HEATING UNIT, COORD. WITH MFR.
- 11 COVERED WALKWAY TO WOVEN LASS, BUILDING NLC REF. THIS ARCHITECTURAL SET FOR DRAWINGS
- 12 PRIME AND PAINT EXISTING STEEL, COLUMNS, BRACINGS, AND UNITS AT BASEMENT LEVEL ABOVE
- 13 SALVAGED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING ADJACENT WINDOW SIZE, PROFILE, AND FINISH
- 14 INFILL WITH MATCHING SALVAGED BRICK, MATCH COURSE, WINDOW SIZE, PROFILE, AND FINISH OF ADJACENT WINDOWS, REF. SPEC. FOR MASONRY RESTORATION WORK
- 15 ZOO TOP INTAKE AND RELIEF UNITS, REF. MFR AND AD-06 FOR LOCATIONS
- 16 DOOR SHOWN DASHED BEHIND SITE WALL, SEE DOOR SCHEDULE
- 17 NEW WOOD SIDING TO MATCH EXISTING SPRUCE, SHED, PROFILE, AND EXPOSURE, PUTS AND PAINT
- 18 SALVAGED OR NEW SLATE SIDING TO MATCH EXISTING, SIZE, COLOR, GRADING, AND EXPOSURE, SEE 10A-3-1
- 19 RISE EQUIPMENT, REF. FIRE PROTECTION DRAWINGS, COORDINATE LOCATION AND FINISHES WITH ARCHITECT
- 20 SALVAGED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING WINDOW SIZE, PROFILE, AND FINISH
- 21 NEW REPLACE EXHAUST VENT, COORDINATE W/ MECHANICAL & TENANT ARCHITECT
- 22 NEW EXHAUST OR INTAKE LOUVER, COORDINATE W/ MECHANICAL
- 23 SEE LANDSCAPE PLAN 10-04 FOR NEW SITE FENCE
- 24 SYNTHETIC FABRIC BANNER HUNG FROM METAL RODS ATTACHED TO EXISTING BRICK WALL SURFACE
- 25 ROOF MATCH SEE ROOF PLAN AD-05
- 26 BRIDGE, OWNED BY CITY, N.H.
- 27 TRY TO MATCH EXISTING TYPICAL, SEE WINDOW DETAILS
- 28 PRECAST WINDOW ASSEMBLY, REF. AD-20 FOR WINDOW SCHEDULE
- 29 WINDOW UNIT TO HAVE TRANSLUCENT PROTECTED GLASS

20 SEE AD-20 FOR WINDOW TYPES, SCHEDULE AND DETAILS  
21 SEE AD-21 FOR DOOR TYPES, SCHEDULES AND DETAILS

ALL DIMENSIONS TO BE VERIFIED AT THE SITE BY THE CONTRACTOR. ANY AND ALL ERRORS OR DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK IN QUESTION.

NO.	DATE	REVISION NOTES
4	05/17/07	HISTORIC PRESERVATION REVIEW
3	04/03/07	HISTORIC DISTRICT COMMISSION REVIEW
2	3/26/07	HISTORIC PRESERVATION REVIEW
1	03/08/07	ISSUED FOR PERMITTING/BOOKING

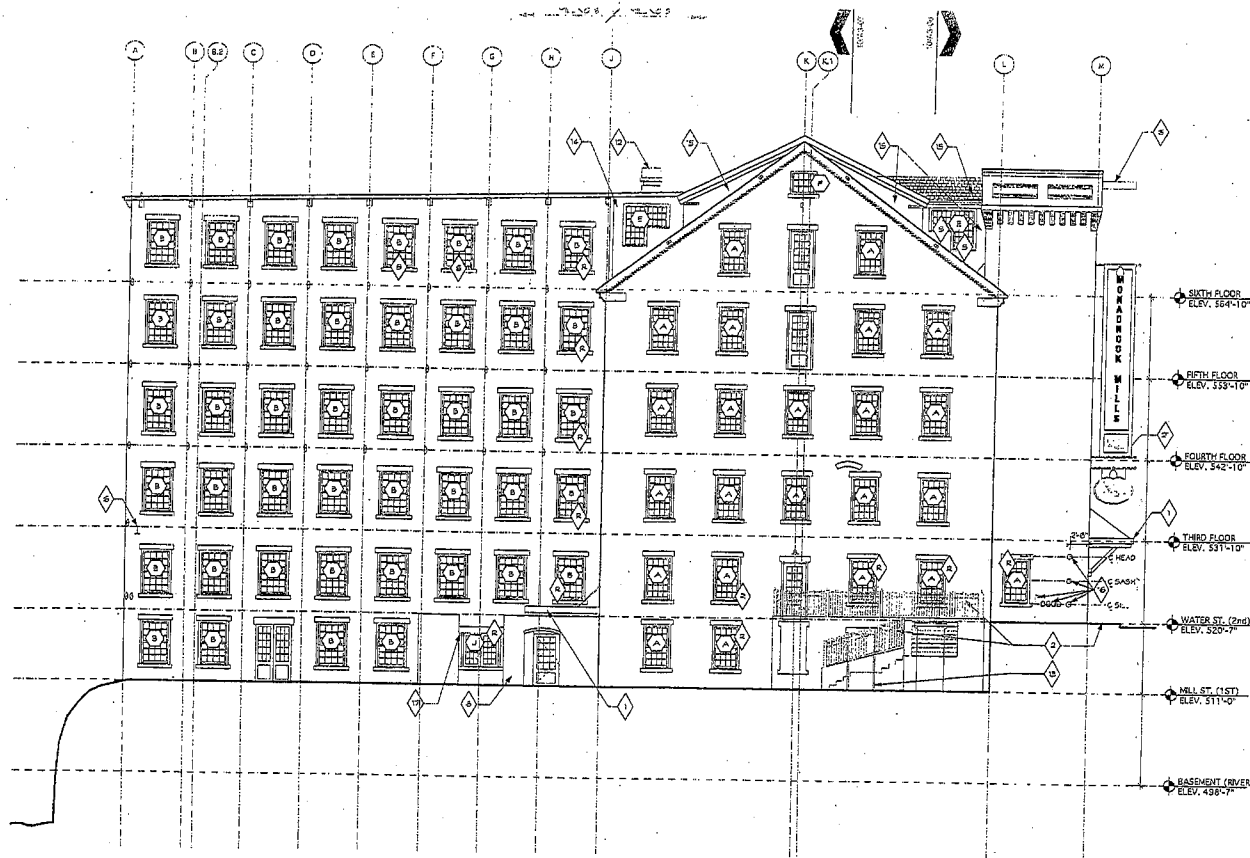
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HANOVER, NH 03055  
P: 603 543 3848  
F: 603 543 5958  
WWW.UKARCH.COM

Project No.: 05121  
Project: MONADNOCK MILLS  
No. 2 & No. 6  
CLAREMONT  
NEW HAMPSHIRE  
EXTERIOR ELEVATIONS

Scale: AS NOTED  
Drawn By: UKA  
Checked By: UKA

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A3-03



10 WEST ELEVATION  
1/8" = 1'-0"

- 1 NEW METAL ROOF AND EOOD SLABS, SEE A3-02
- 2 NEW REDWOOD/ASTHAY SHINGLE ROOF, SEE A3-02
- 3 PRIME AND PAINT ALL MASONRY AND GORE
- 4 PRIME AND PAINT HOIST BEAMS, JUTELS, AND HSC, METALS
- 5 LOCATION OF CONDENSER UNIT AND POOL HEATING UNIT, COORD. WITH MEP
- 6 COVERED WALKWAY TO WOVEN LABEL BUILDING N.E. PER THE ARCHITECTURAL STUDIO DRAWINGS
- 7 PRIME AND PAINT EXISTING STEEL COLUMNS, BRACKETS, AND JUTELS AT BASEMENT LEVEL, ALSO
- 8 SALVAGED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING ADJACENT WINDOW SIZE, PROFILE, AND FINISH
- 9 FILL WITH MATCHING SALVAGED BRICK, MATCH COLLARING AND WINDOW SIZE, PROFILE, AND FINISH OF ADJACENT WINDOWS, REF. SPEC. FOR MASONRY RESTORATION WORK
- 10 ROOF TOP IN-TAKE AND RELIEF UNITS, REF. MEP AND A3-02 FOR LOCATIONS
- 11 DOOR S-DOWN CASHED BEHIND SITE WALL, SEE DOOR SCHEDULE
- 12 NEW WOOD SONGS TO MATCH EXISTING SPECIES, GRADE, PROFILE, AND DOORS, PRIME AND PAINT
- 13 SALVAGED OR NEW SLATE SONGS TO MATCH EXISTING, SIZE, COLOR, FINISH, AND DOORS, PRIME AND PAINT
- 14 FIRE EQUIPMENT, REF. FIRE PROTECTION DRAWINGS, COORDINATE LOCATION AND FINISH WITH ARCHITECT
- 15 SALVAGED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING WINDOW SIZE, PROFILE, AND FINISH
- 16 NEW PREFRAME EXHAUST VENT, COORDINATE WITH MECHANICAL & TENANT ARCHITECT
- 17 NEW EXHAUST OR INTAKE LOUVER, COORDINATE WITH MECHANICAL
- 18 SEE LANDSCAPE PLAN, LOOK FOR NEW SITE FENCE
- 19 SYNTHETIC FABRIC BANNER HUNG FROM METAL RODS ATTACHED TO EXISTING BRICK WALL SURFACE
- 20 ROOF HATCH, SEE ROOF PLAN A3-03
- 21 BRIDGE, OWNED BY CITY, N.J.
- 22 TRIM TO MATCH EXISTING TYPICAL, SEE WINDOW DETAILS
- 23 PRESERVED WINDOW SASHES, REF. A3-02 FOR WINDOW SCHEDULE
- 24 WINDOW UNIT TO HAVE TRANSLUCENT FROSTED GLASS

- 25 SEE A3-02 FOR WINDOW TYPES, SCHEDULES, AND DETAILS
- 26 SEE A3-02 FOR WINDOW TYPES, SCHEDULES, AND DETAILS

ALL DIMENSIONS TO BE VERIFIED AT THE SITE BY THE CONTRACTOR. ANY AND ALL ERRORS OR DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK IN QUESTION.

NO.	DATE	REVISION NOTES
1	05/01/07	HISTORIC PRESERVATION REVIEW
2	04/03/07	HISTORIC DISTRICT COMMISSION REVIEW
3	03/07/07	HISTORIC PRESERVATION REVIEW
4	03/07/07	ISSUED FOR PERMITTING/ISSUING



UK ARCHITECTS, PC  
83 S. MAIN STREET 3A  
HANOVER, NH 03295  
P: 603.643.1650  
F: 603.643.5938  
WWW.UKARCH.COM

Project No.: 05121  
Project: MONADNOCK MILLS  
No. 2 E. No. 6  
CLAREMONT  
NEW HAMPSHIRE  
EXTERIOR ELEVATIONS

Scale: AS NOTED  
Drawn By: UKA  
Checked By: UKA

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A3-04



**Statutory Checklist**

Federal Laws and Authorities listed at Sec. 58.5

Project Name and Identification No.

Wainshall Mill Rehabilitation ProjectCDBG Project No. 07-410-CDED

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained	Conditions and/or Mitigation	Actions Required	Provide compliance documentation. Additional material may be attached.
Historic Properties		X	X			X			See EXHIBIT A.
Floodplain Management	X	X				X			Although project is located adjacent to the Sugar River, no construction activities will take place in the floodplain and there will be no impacts on the Flood plain. See Exhibit B.
Wetlands Protection	X	X							
Coastal Zone Management	X	X							
Water Quality - Aquifers	X	X							
Endangered Species	X	X							
Wild and Scenic Rivers	X	X							The Sugar River is not identified as a Wild and Scenic River.
Air Quality	X	X							
Farmlands Protection	X	X							
Manmade Hazards:	X	X							
Thermal/Explosive	X	X							
Noise	X	X							There may be some noise levels created during construction. These will be minimal since the area is urbanized and there is significant existing background noise during the daytime.
Airport Clear Zones	X								
Toxic Sites	X	X							
Environmental Justice	X								

\* Attach evidence that required actions have been taken.

**Statutory Checklist**

Federal Laws and Authorities listed at Sec. 58.6 and

Permits, Licenses, Forms of Compliance Under Other Laws - Federal, State and Local

Project Name and Identification No.

Wainshall Mill Rehabilitation Project

CDBG Project No. 07-410-CDED

Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained	Conditions and/or Mitigation	Actions Required	Provide compliance documentation. Additional material may be attached.
<b>Federal Requirements</b>									
Flood Insurance - 58.6(a)	X	X							
Coastal Barriers - 58.6(b)	X	X							
Airport Clear Zone Notification - 58.6(c)	X								
Water Quality	X	X							
Solid Waste Disposal	X	X							
Fish and Wildlife	X	X							
State or Local Statutes	Responsible Entity)								The project has received a Building Permit from the City of Claremont. See Exhibit C.

Evidence of consultation with appropriate State and Federal agencies is attached as Exhibit D. Responses to consultation are included as Exhibit E.

Prepared by:

William C. Cannon  
William C. Cannon, Grant Administrator

January 24, 2008  
Date

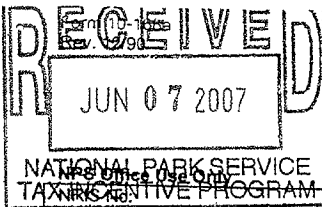
Environmental Review: Supplementary Information

Wainshall Mill Rehabilitation Project  
Claremont, New Hampshire

CDBG Project No. 07-410-CDED

EXHIBIT A

The Wainshall Mill is one of several Monadnock Mill buildings listed on the National Register of Historic Places. Per documentation attached hereto project developer has consulted with both the State Historic Preservation Office and the National Park Service (NPS). NPS has approved rehabilitation plans. Hence, construction/rehabilitation activities can commence immediately.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only  
Project No:

12831

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: Monadnock Mills No. 2 and No. 6 (Wainshal Mill)  
Address of Property: Street 21 Water Street  
City Claremont County Sullivan State New Hampshire Zip 03743-2319  
☐ Listed individually in the National Register of Historic Places; give date of listing: \_\_\_\_\_  
☒ Located in a Registered Historic District; specify: Monadnock Mills Historic District; 1979  
Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no  
If yes, date Part 1 submitted: October 27, 2003 Date of certification: November 25, 2003 NPS Project Number: 12831

2. Data on building and rehabilitation project:

Date building constructed: (No. 2) 1853; (No. 6) 1912 Total number of housing units before rehabilitation: 0  
Type of construction: masonry textile mill Number that are low-moderate income: 0  
Use(s) before rehabilitation: vacant Total number of housing units after rehabilitation: 0  
Proposed use(s) after rehabilitation: inn and office space Number that are moderate income: 0  
Estimated cost of rehabilitation: \$16,315,908 Floor area before rehabilitation: 64,198 s.f.  
This application covers phase number 1-3 of 3 phases Floor area after rehabilitation: 64,198 s.f.  
Project/phase start date (est.): 16 May 2005 Completion date (est.): 1 November 2008

3. Project contact:

Name Lynne Emerson Monroe, Preservation Company  
Street 5 Hobbs Road City Kensington  
State New Hampshire Zip 03833 Daytime Telephone Number (603) 778-1799

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name John Illick Signature [Signature] Date 25 May 2007  
Organization Wainshal Partners, LLC  
Social Security or Taxpayer Identification Number 20-5925480  
Street 30 Community Drive, Suite #4 City South Burlington  
State Vermont Zip 05403 Daytime Telephone Number 802-598-6948

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 2" for the above-named property and has determined:

- ☒ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.  
☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.  
☐ that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date 12/3/07 Rebecca A. Ziffer NPS  
National Park Service Authorized Signature National Park Service Office/Telephone No.

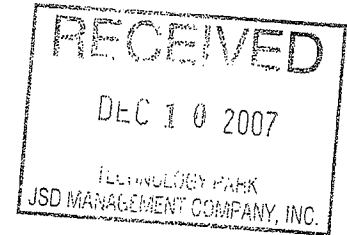
☐ See Attachments



## United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:



H32(2255)

December 3, 2007

Wainshall Partners, LLC  
30 Community Drive, Suite 4  
South Burlington, VT 05403

PROPERTY: Monadnock Mills, No. 2 and No. 6, 21 Water Street, Claremont, NH  
PROJECT NUMBER: 12831  
TAXPAYER ID NUMBER: 20-5925580

Dear Sirs:

We have completed our review of the information submitted in the Part 2 and subsequent amendment dated November 29, 2007 for the Monadnock Mills, No. 2. and No. 6 in Claremont, New Hampshire, and have determined that the work as proposed meets the Secretary of the Interior's Standard for Rehabilitation. A copy of the signed Part 2 is enclosed.

If you have questions, please do not hesitate to contact me at (202) 354-2029 or Kaaren Staveteig at (202) 354-2053.

Sincerely,

Rebecca Shiffer  
Acting Chief, Technical Preservation Services Branch

cc: NH SHPO  
Lynn Emerson Monroe, Preservation Company, 5 Hobbs Road, Kensington, NH 03833

Environmental Review: Supplementary Information

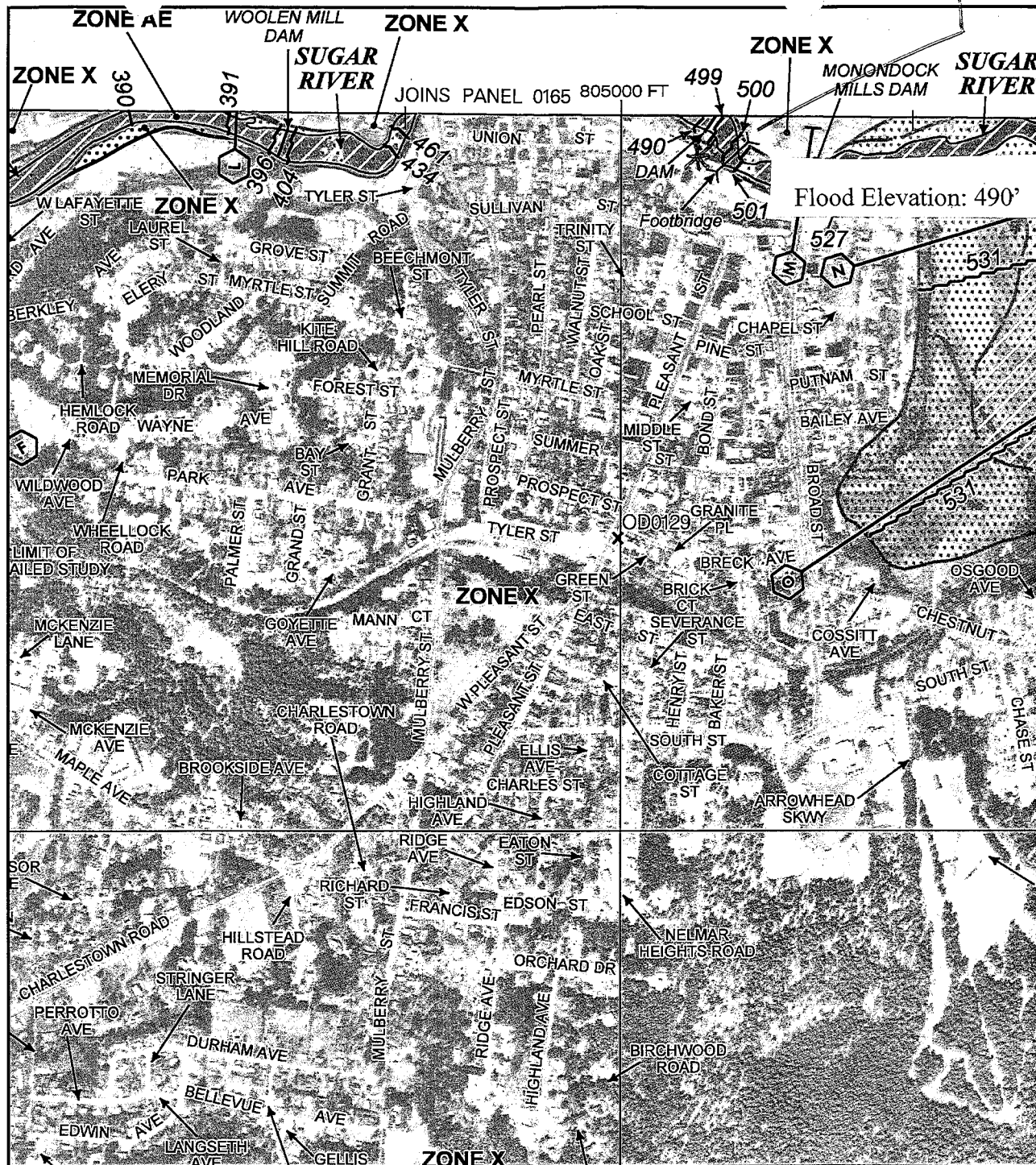
Wainshall Mill Rehabilitation Project  
Claremont, New Hampshire

CDBG Project No. 07-410-CDED

EXHIBIT B

As indicated in the attached flood plain mapping, flood elevation on the Sugar River is 490'. The basement elevation of the Wainshal Mill is 498'-7" and the first floor elevation is 511'.

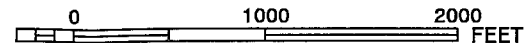
PROJECT LOCATION FLOOD: 490'



onal Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'



Flood Elevation: 490'

NFIP

PANEL 0280E

**FIRM**

**FLOOD INSURANCE RATE MAP**

SULLIVAN COUNTY,  
NEW HAMPSHIRE  
(ALL JURISDICTIONS)

PANEL 280 OF 445

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHARLESTOWN, TOWN OF	330153	0280	E
CLAREMONT, CITY OF	330154	0280	E
UNITY, TOWN OF	330165	0280	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
33019C0280E

EFFECTIVE DATE  
MAY 23, 2006

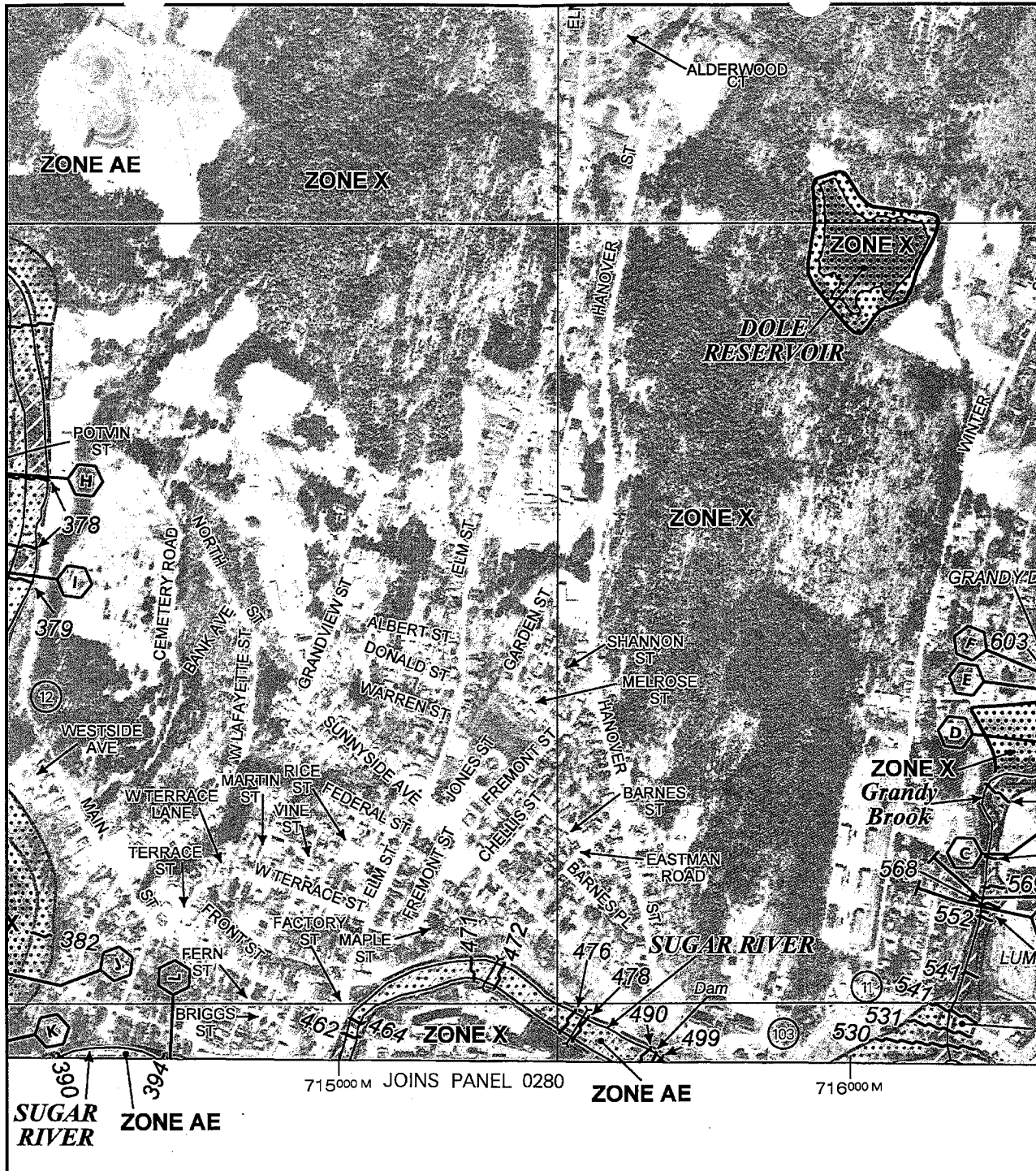
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



MAP SCALE 1" = 1000'

0 1000 2000 FEET



NEIP

PANEL 0165E

# **FIRM**

## **FLOOD INSURANCE RATE MAP**

### **SULLIVAN COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS)**

**PANEL 165 OF 445**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

#### CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLAREMONT, CITY OF	330154	0165	E
CORNISH, TOWN OF	330155	0165	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



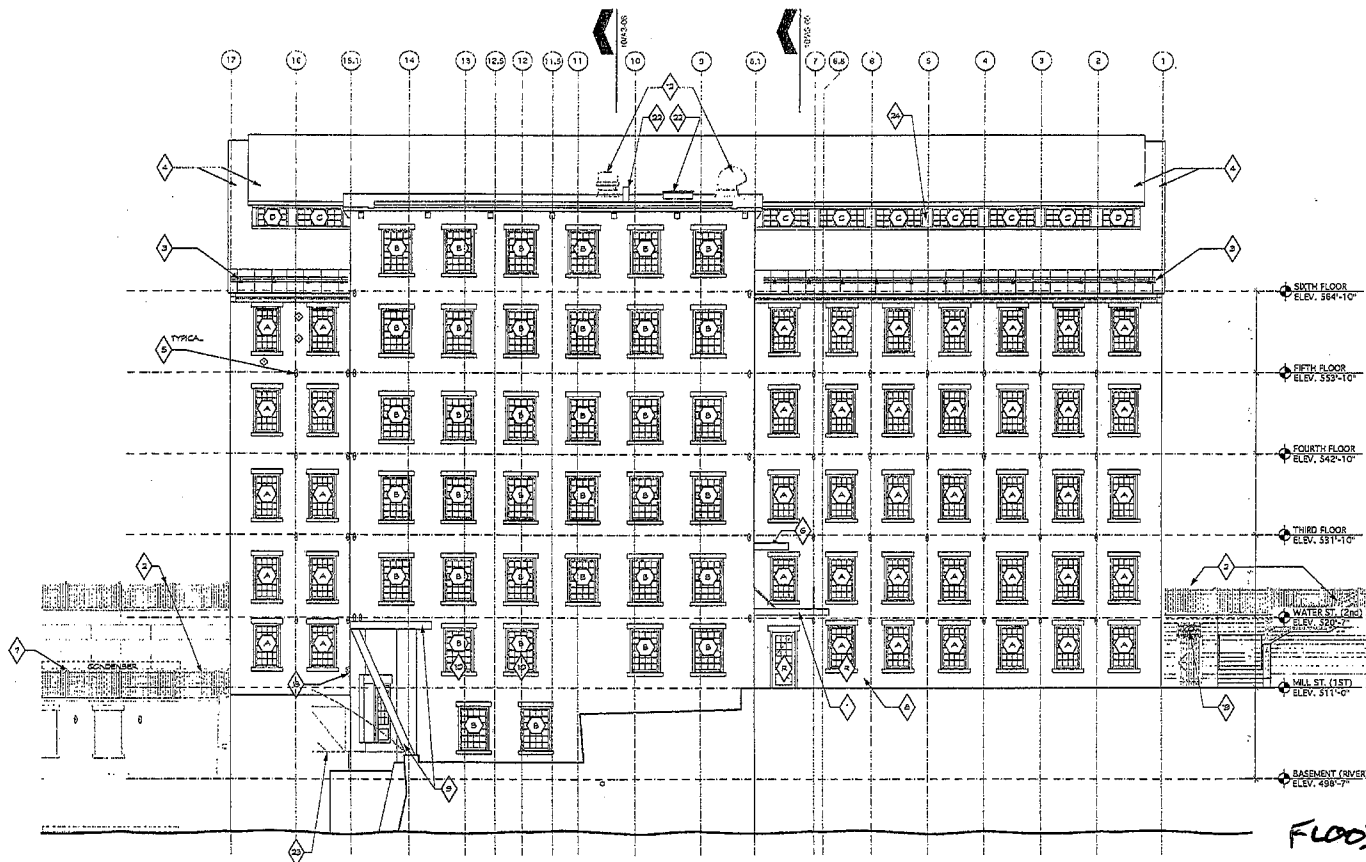
**MAP NUMBER**  
**33019C0165E**

**EFFECTIVE DATE**  
**MAY 23, 2006**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





- 1 COORDINATE WITH CITY OF CLAREMONT, REPAIR WATER STREET IMPROVEMENT PLANS
- 2 NEW METAL ROOF AND ROOF GUARDS, SEE A3-02
- 3 NEW RUBBER LAGO ASPHALT SHINGLE ROOF, SEE A3-02
- 4 BRIMS AND PAINT ALL MASONRY ANCHORS
- 5 BRIMS AND PAINT ROIST BEAMS, UNITS, AND PISC. METALS
- 6 LOCATION OF CONDENSER UNIT AND POOL HEATING UNIT, COORD. WITH MECH.
- 7 COVERED WALKWAY TO WOVEN LABEL BUILDING N.E.C. REF. THE ARCHITECTURAL STUDIO DRAWINGS
- 8 BRIMS AND PAINT EXISTING STEEL, COLUMNS, BRACETS, AND UNITS AT BASEMENT LEVEL, ALONG
- 9 DAMAGED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING ADJACENT WINDOW SIZE, PROFILE, AND FINISH
- 10 SILL WITH MATCHING SALVAGED BRICK MATCH COURSE AND WINDOW SIZE, PROFILE, AND FINISH OF ADJACENT WINDOWS, REF. SPEC. FOR MASONRY RESTORATION WORK
- 11 ROOF TOP INTAKE AND RELIEF UNITS, REF. MECH AND A3-02 FOR LOCATIONS
- 12 DOOR SHOWN DASHED BEHIND SITE WALL, SEE DOOR SCHEDULE
- 13 NEW WOOD SILLING TO MATCH EXISTING SPECIES, GRADE, PROFILE, AND EXPOSURE, PRIME AND FINISH
- 14 SALVAGED OR NEW SLATE SILLING TO MATCH EXISTING, SEE COLOR, SPACING, AND EXPOSURE, SEE 10A3-11
- 15 FIRE EQUIPMENT, REF. FIRE PROTECTION DRAWINGS, COORDINATE LOCATION AND FINISHES WITH ARCHITECT
- 16 SALVAGED OR NEW PRECAST HEAD AND SILL TO MATCH EXISTING WINDOW SIZE, PROFILE, AND FINISH
- 17 NEW REPLACE EXHAUST VENT, COORDINATE W/ MECHANICAL & TENANT ARCHITECT
- 18 NEW EXHAUST OR INTAKE LOUVER, COORDINATE W/ MECHANICAL
- 19 SEE LANDSCAPE PLAN L-104 FOR NEW SITE FENCE
- 20 SYNTHETIC FABRIC BANNER HUNG FROM METAL ROOF ATTACHED TO EXISTING BRICK WALL SURFACE
- 21 ROOF MATCH, SEE ROOF PLAN A3-06
- 22 BRIDGE, OWNED BY CITY, N.E.C.
- 23 TRY TO MATCH EXISTING TYPICAL, SEE WINDOW DETAILS
- 24 RE-RATED WINDOW ASSEMBLY, REF. A3-02 FOR WINDOW SCHEDULE
- 25 WINDOW UNIT TO HAVE TRANSLUCENT FROSTED GLASS

- 26 COORDINATE WITH CITY OF CLAREMONT, REPAIR WATER STREET IMPROVEMENT PLANS
- 27 SEE A3-02 FOR WINDOW TYPES SCHEDULE AND DETAILS
- 28 SEE A3-02 FOR DOOR TYPES SCHEDULE AND DETAILS

ALL DIMENSIONS TO BE VERIFIED AT THE SITE BY THE CONTRACTOR. ANY AND ALL ERRORS OR DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK IN QUESTION.

NO.	DATE	REVISION NOTES
4	05/12/07	HISTORIC PRESERVATION REVIEW
3	04/03/07	HISTORIC DISTRICT COMMISSION REVIEW
2	3/30/07	HISTORIC PRESERVATION REVIEW
1	03/09/07	ISSUED FOR PERMITTING/REDOING

UK ARCHITECTS, P.C.  
33 E. MAIN STREET 8A  
HANOVER NH 03055  
P: 603 643 8888  
F: 603 643 3958  
WWW.UKARCH.COM

Project No.: 05121  
Project: MONADNOCK MILLS  
No. 2 & No. 6  
CLAREMONT  
NEW HAMPSHIRE  
EXTERIOR ELEVATIONS

Scale: AS NOTED  
Drawn By: UKA  
Checked By: UKA

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10 NORTH ELEVATION  
1/8" = 1'-0"

FLOOD = 490'

A3-02

Environmental Review: Supplementary Information

Wainshall Mill Rehabilitation Project  
Claremont, New Hampshire

CDBG Project No. 07-410-CDED

EXHIBIT C

The proposed project has received a Building Permit from the City of Claremont.  
See attached.



**Planning and Development**

14 North Street

Claremont, NH 03743

PH: (603) 542-7008 FAX: (603) 542-7033

# BUILDING PERMIT

This permit must be prominently displayed on the property or premises to which it pertains until full completion of work authorized.

PARCEL ID/REFERENCE NO. 120-6 / 120-6  
APPLICANT: UK ARCHITECTS  
ADDRESS: 23 S. MAIN STREET SUITE 2A  
HANOVER, NH 03755

PERMIT NUMBER: 2007000776  
JOB ADDRESS: 21 WATER ST  
APPLICATION DATE: 3/20/2007  
DATE ISSUED: 12/27/2007

EXPIRES: 12/27/2008  
PERMIT FEE: \$0.00  
APPLICANT PHONE: 603-643-8868  
CONTRACTOR PHONE: 603-643-8868

Application is hereby made to the City of Claremont for a permit to repair, erect, alter or demolish the building or structure described below and detailed in the plans and specifications submitted and for a certificate of occupancy upon completion. A final electrical, plumbing, heating and/or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy.

**Permission is hereby granted to:** CITY OF CLAREMONT  
CITY HALL  
CLAREMONT, NH 03743

Nature of Work: Core and shell only as per submitted plans

pursuant to plans and specifications, when required, approved by the issuing inspector.

## Do Not Proceed Beyond These Points Before Contacting Inspector.

Footing Before Pouring Concrete \_\_\_\_\_  
Foundation Before Pouring Concrete \_\_\_\_\_  
Foundation Before Backfill \_\_\_\_\_

Framing Before Enclosing \_\_\_\_\_  
Electrical Before Enclosing \_\_\_\_\_  
Plumbing Before Enclosing \_\_\_\_\_

HVAC Before Enclosing \_\_\_\_\_  
Insulation Inspection \_\_\_\_\_  
Final Inspection \_\_\_\_\_

Permission is hereby granted to proceed with the work as set forth in the plans, specifications or statements now on file in the Code Enforcement Office. Any changes made to the original plans must first be submitted for approval.

12/27/2007

Date

Code Enforcement Officer

Environmental Review: Supplementary Information

Wainshall Mill Rehabilitation Project  
Claremont, New Hampshire

CDBG Project No. 07-410-CDED

EXHIBIT D

Evidence of consultation with appropriate State and Federal agencies is attached.

**Wainshall Mill Rehabilitation Project  
CDBG Project No. 07-410-CDED  
Environmental Consultation: Distribution List**

National Park Service  
200 Chestnut Street, 3rd Floor  
Philadelphia, PA. 19106

N.H. Department of Environmental Services  
Public Information Center  
6 Hazen Drive  
Concord, New Hampshire 03302-0095

N.H. Department of Resources and Economic Development  
Forest and Lands Division  
P.O. Box 1856  
Concord, New Hampshire 03302-1856

N.H. Community Development Finance Authority  
14 Dixon Avenue  
Concord, New Hampshire 03301

U.S. Department of Housing and Urban Development  
275 Chestnut Street  
Manchester, New Hampshire 03101

N.H. Fish and Game Department  
11 Hazen Drive  
Concord, New Hampshire 03301

U.S. Army Corps of Engineers  
Northeast Division  
696 Virginia Road, Suite 1  
Concord, Massachusetts 01742-2751

U.S. Environmental Protection Agency  
New England Regional Office  
1 Congress Street, Suite 1100  
Boston, Massachusetts 02114-2023

N.H. Division of Historical Resources  
State Historic Preservation Officer  
19 Pillsbury Street  
Concord, New Hampshire 03302-2043

N.H. National Heritage Inventory  
P.O. Box 1856  
Concord, New Hampshire 03301-1856

U.S. Department of Agriculture  
Natural Resources Conservation Service  
2 Madbury Road  
Durham, New Hampshire 03824-1499

U.S. Fish and Wildlife Service  
Ecological Services  
22 Bridge Street, Unit 1  
Concord, New Hampshire 03301

N.H. Department of Environmental Services  
Coastal Program  
Pease Field Office  
50 International Drive  
Portsmouth, New Hampshire 03801

William C. ("Niel") Cannon  
16 Ridge Road  
Concord, New Hampshire 03301

(603) 496-0214  
[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

National Park Service  
200 Chestnut Street, 3rd Floor  
Philadelphia, PA. 19106

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

Dear Sir/Madam:

Enclosed is a Project Summary and map describing the above-referenced project, which will be funded in part through a Community Development Block Grant (CDBG) from the New Hampshire Community Development Finance Authority (Project No. 07-410-CDED) to Sullivan County. On behalf of Sullivan County I am informing your agency of this activity in accordance with CDBG regulations and invite your comments. Any comments regarding the above must be received at the Sullivan County Offices, 14 Main Street, Newport, New Hampshire 03773 by Monday February 11, 2008.

The total amount of the CDBG award is \$500,000.

Please feel free to contact me if you have any questions or need additional information. Thank you for your cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Cannon", written over the printed name.

William C. Cannon  
CDBG Administrator for  
Sullivan County

William C. ("Niel") Cannon  
16 Ridge Rpad  
Concord, New Hampshire 03301

(603) 496-0214  
[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

N.H. Department of Environmental Services  
Public Information Center  
6 Hazen Drive  
Concord, New Hampshire 03302-0095

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

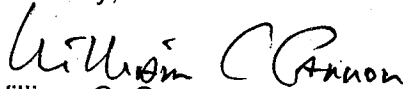
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Sincerely,

  
William C. Cannon  
CDBG Administrator for  
Sullivan County



William C. ("Niel") Cannon  
16 Ridge Road  
Concord, New Hampshire 03301

(603) 496-0214  
[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

N.H. Department of Resources and Economic Development  
Forest and Lands Division  
P.O. Box 1856  
Concord, New Hampshire 03302-1856

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

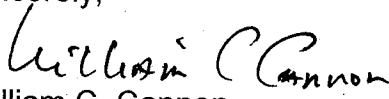
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Sincerely,

  
William C. Cannon  
CDBG Administrator for  
Sullivan County

William C. ("Niel") Cannon  
16 Ridge Road  
Concord, New Hampshire 03301

(603) 496-0214  
[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

N.H. Community Development Finance Authority  
14 Dixon Avenue  
Concord, New Hampshire 03301

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**


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Sincerely,

  
William C. Cannon  
CDBG Administrator for  
Sullivan County

William C. ("Niel") Cannon  
16 Ridge Road  
Concord, New Hampshire 03301

(603) 496-0214  
[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

U.S. Department of Housing and Urban Development  
275 Chestnut Street  
Manchester, New Hampshire 03101

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

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Sincerely,



William C. Cannon  
CDBG Administrator for  
Sullivan County

William C. ("Niel") Cannon  
16 Ridge Road  
Concord, New Hampshire 03301

(603) 496-0214  
[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

N.H. Fish and Game Department  
11 Hazen Drive  
Concord, New Hampshire 03301

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

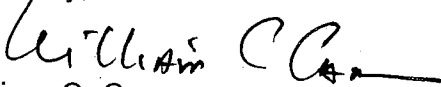
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The total amount of the CDBG award is \$500,000.

Please feel free to contact me if you have any questions or need additional information. Thank you for your cooperation.

Sincerely,

  
William C. Cannon  
CDBG Administrator for  
Sullivan County

William C. ("Niel") Cannon  
16 Ridge Road  
Concord, New Hampshire 03301

(603) 496-0214  
[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

U.S. Army Corps of Engineers  
Northeast Division  
696 Virginia Road, Suite 1  
Concord, Massachusetts 01742-2751

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**


Dear Sir/Madam:

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January 24, 2008

U.S. Environmental Protection Agency  
New England Regional Office  
1 Congress Street, Suite 1100  
Boston, Massachusetts 02114-2023

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Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

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January 24, 2008

N.H. Division of Historical Resources  
State Historic Preservation Officer  
19 Pillsbury Street  
Concord, New Hampshire 03302-2043

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Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**


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[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

N.H. National Heritage Inventory  
P.O. Box 1856  
Concord, New Hampshire 03301-1856

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

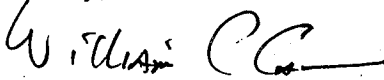
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16 Ridge Road  
Concord, New Hampshire 03301

(603) 496-0214  
wcannon16@comcast.net

January 24, 2008

U.S. Fish and Wildlife Service  
Ecological Services  
22 Bridge Street, Unit 1  
Concord, New Hampshire 03301

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
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16 Ridge Rpad  
Concord, New Hampshire 03301

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[wcannon16@comcast.net](mailto:wcannon16@comcast.net)

January 24, 2008

U.S. Department of Agriculture  
Natural Resources Conservation Service  
2 Madbury Road  
Durham, New Hampshire 03824-1499

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

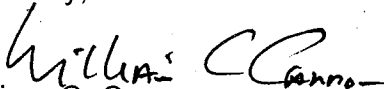
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January 24, 2008

N.H. Department of Environmental Services  
Coastal Program  
Pease Field Office  
50 International Drive  
Portsmouth, New Hampshire 03801

**Re: Environmental Review Record – Community Development Block  
Grant Wainshal Mill Rehabilitation Project  
21 Water Street  
Claremont, New Hampshire**

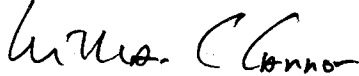
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William C. Cannon  
CDBG Administrator for  
Sullivan County

Environmental Review: Supplementary Information

Wainshall Mill Rehabilitation Project  
Claremont, New Hampshire

CDBG Project No. 07-410-CDED

EXHIBIT E

Only one comment was received from agencies consulted. See attached comments from the New Hampshire Natural Heritage Bureau.



NEW HAMPSHIRE NATURAL HERITAGE BUREAU

---

**To:** William Cannon  
16 Ridge Road

Concord, NH 03301

**From:** NH Natural Heritage Bureau

**Date:** 2/4/2008 (valid for one year from this date)

**Re:** Review by NH Natural Heritage Bureau of request submitted 1/24/2008

**NHB File ID:** NHB08-0312

**Applicant:** William Cannon

**Location:** Claremont  
21 Water Street

**Project**

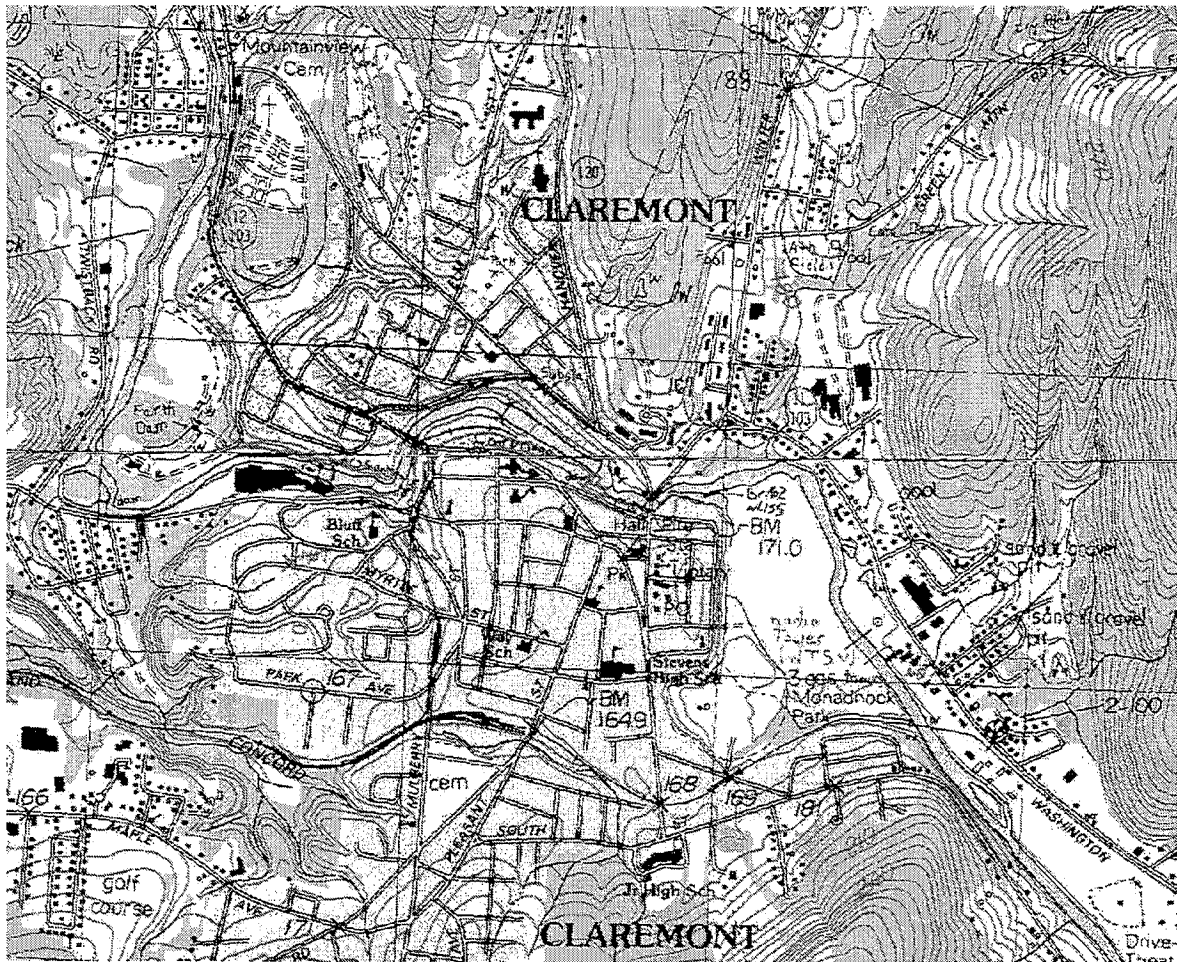
**Categories:** Buildings and Related Structures:rehabilitation

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.



MAP OF PROJECT BOUNDARIES FOR: **NHB08-0312**



# Environmental Assessment Checklist

P. 1

Project Name and Identification No.

Wainshal Mill Rehabilitation Project CDBG No. 07-410-CDED

Impact Categories	1 No Impact Anticipated	2 Potentially Beneficial	3 Potentially Adverse Requires Documentation	4 Potentially Adverse Requires More Study	5 Needs Mitigation	6 Requires Project Modification	7 Source or Documentation (Note date of contract or page reference) Additional material may be attached
<b>Land Development</b>							
Conformance with Comprehensive Plans and Zoning	X						Project has been approved by the City Planning Board and Historic District Commission. Building Permit has been issued.
Compatibility and Urban Impact	X	X					Project is compatible with Central Business District and has been an historic asset to Claremont's economy.
Slope	X						
Erosion	X						
Soil Suitability	X						Existing conditions.
Hazards and Nuisances, including Site Safety	X						Contractors will comply with appropriate safety regulations during construction.
Energy Consumption	X	X					Developers are installing multiple energy efficiency measures.
<b>Noise</b>							
Effect of Ambient Noise on Project and Contribution to Community Noise Level	X						There will be some ambient noise during construction, but project is located in urbanized setting with substantial background noise during the daytime.
<b>Air Quality</b>							
Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	X	X					Office and hotel use will contribute less impacts on air quality than former manufacturing uses.
<b>Environmental Design and Historic Values</b>							
Visual Quality--Coherence, Diversity, Compatible Use, and Scale	X	X					Building will be historically preserved and rehabilitated consistent with the architectural guidelines of the U.S. Secretary of Interior.
Historic, Cultural, and Archeological Resources	X	X					See above comments.

# Environmental Assessment Checklist

P. 2

Project Name and Identification No.

Wainshal Mill Rehabilitation Project CDBG No. 07-410-CDED

Impact Categories	1 No Impact Anticipated	2 Potentially Beneficial Potentially Adverse Requires Documentation Only	3 Potentially Adverse Requires More Study	4 Needs Mitigation	5 Requires Project Modification	6 Requires Project Modification	7 Source or Documentation (Note date of contract or page reference) Additional material may be attached
<b>Socioeconomic</b>							
Demographic/Character Changes	X	X					Project will contribute to the economic revitalization of Claremont by increasing visitors, business activity, and encouraging economic spin-off.
Displacement	N/A						
Employment and Income Patterns	X	X					Project will create over 60 permanent jobs and has the ability to create an additional 150 jobs at full occupancy. Many of these jobs, including those at Red River Computer Co., will pay above-average wages.
<b>Community Facilities and Services</b>							
Educational Facilities	X						
Commercial Facilities	X						
Health Care	X						
Social Services	X						
Solid Waste	X						
Waste Water	X						Waste water will be handled by the municipal sewerage system. There is adequate treatment capacity.
Storm Water	X						There should be no change in storm water run-off from site.
Water Supply	X						Water will be supplied by municipal system. There is adequate supply for domestic use and fire protection.



# Environmental Assessment Checklist

P. 3

Project Name and Identification No.

Wainshal Mill Rehabilitation Project CDBG No. 07-410-CDED

## Community Facilities and Services (Continued)

Public Safety: Police	X						
Public Safety: Fire Protection	X	X					Renovations to the property will make it less of a fire hazard than it presently is.
Public Safety: Emergency Medical	X						
Open Space	X						
Recreation	X						
Cultural Facilities	X						
Transportation	X	X					The City of Claremont has made significant improvements to improve vehicular and pedestrian access to the project area.

## Natural Features

Water Resources	X						
Surface Water	X						
Floodplains	X						The project is located adjacent to the Sugar River. Flood elevation is 490' but the lowest building elevations are basement, which is unoccupied (498'-7") and first floor (511').
Wetlands	X						
Coastal Zone	X						
Unique Natural Features and Agricultural Lands	X						
Vegetation and Wildlife	X						

# Environmental Assessment Checklist

P. 4

Project Name and Identification No.

*Wainshal Mill Rehabilitation Project CDBG No. 07-410-CDED*

---

## Summary of Findings and Conclusions:

The project will provide positive benefits by rehabilitating an historic mill, creating new jobs, and triggering the revitalization of Claremont's Central Business District. The project will add about \$16,000,000 in tax base.

## Summary of Environmental Conditions:

There are no adverse environmental conditions and all permits are in hand.

## Project Modifications and Alternatives Considered:

This project involves the historical rehabilitation of an existing building. There is no expansion of the floor plan. Therefore no modifications were considered.

## Additional Studies Performed:

(Attach study or summary)

None.

## Mitigation Measures Needed:

None.

# Environmental Assessment Checklist

P. 5

Project Name and Identification No.

Wainshal Mill Rehabilitation Project CDBG No. 07-410-CDED

## Conclusions:

1. Is project in compliance with applicable laws and regulations?

☒ Yes

☐ No

2. Is an Environmental Impact Statement Required?

☐ Yes

☒ No

3. Can a Finding of No Significant Impact (FONSI) be made?

☒ Yes

☐ No

(Project will not significantly affect the quality of the human environment.)

This Environmental Assessment was prepared by:

NAME

TITLE

William C. Cannon

Grant Administrator

*William C Cannon*

Signature

*February 5, 2008*

Date

Additional Notes:

**Notice of Finding of  
No Significant Impact and Notice of Intent  
to Request Release of Funds**

Date: February 12, 2008

Grantee: Sullivan County

Address: 14 Main Street, Newport, New Hampshire 03773

Contact: Gregory Chanis, County Manager (603) 863-2560

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the GRANTEE.

**REQUEST FOR RELEASE OF FUNDS**

On or about February 29, 2008, the GRANTEE, will request CDBA/CDBG release CDBG Program Funds for the following project:

A \$480,000 loan from Capital Regional Development Council, supplemented by an additional \$170,000 in CRDC funds, to Wainshal Partners LLC, which will rehabilitate the historic Wainshal Mill, also known as Monadnock Mills No. 2 and 6, in Claremont, New Hampshire. The property, which contains over 62,000 square feet of floor space, will house at least two new businesses that have committed to the creation of over 60 new jobs.

Total project cost is approximately \$16,650,000.

**FINDING OF NO SIGNIFICANT IMPACT**

The GRANTEE has determined that the project will have no significant impact on the human environment. This determination is based on the fact that Wainshal Partners LLC has obtained all permits required, has actively consulted with applicable State and Federal agencies, and will adhere to all applicable regulations. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (PL91-190) is not required. No further environmental review will be conducted prior to the Request for Release of CDBG funds.

Additional project information is contained in the Environmental Review Record (ERR) on file at Sullivan County Commissioners Office, 14 Main Street, Newport N.H. 03773 and may be examined or copied weekdays 10 A.M. to 4 P.M.

## **PUBLIC COMMENTS**

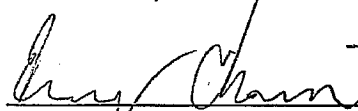
Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the undersigned. All comments received by February 28, 2008 will be considered by the Grantee prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## **RELEASE OF FUNDS**

Gregory Chanis certifies to CDFA/CDBG that in his capacity as County Manager he consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The legal effect of this certification is that upon its approval the Grantee may use CDBG program funds and CDFA will have satisfied its responsibilities of the National Environmental Policy Act of 1969.

## **OBJECTIONS TO RELEASE OF FUNDS**

CDFA/CDBG will accept objections to its release of funds and the GRANTEE'S certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the GRANTEE; (b) the GRANTEE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by CDFA/CDBG; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to CDFA/CDBG, 14 Dixon Ave, Suite 102, Concord, NH 03301. Potential objectors should contact CDFA/CDBG (226-2170) to verify the actual last day of the objection period, which is expected to be on or about March 17, 2008.

  
\_\_\_\_\_  
Gregory Chanis, County Manager  
14 Main Street  
Newport, New Hampshire 03773